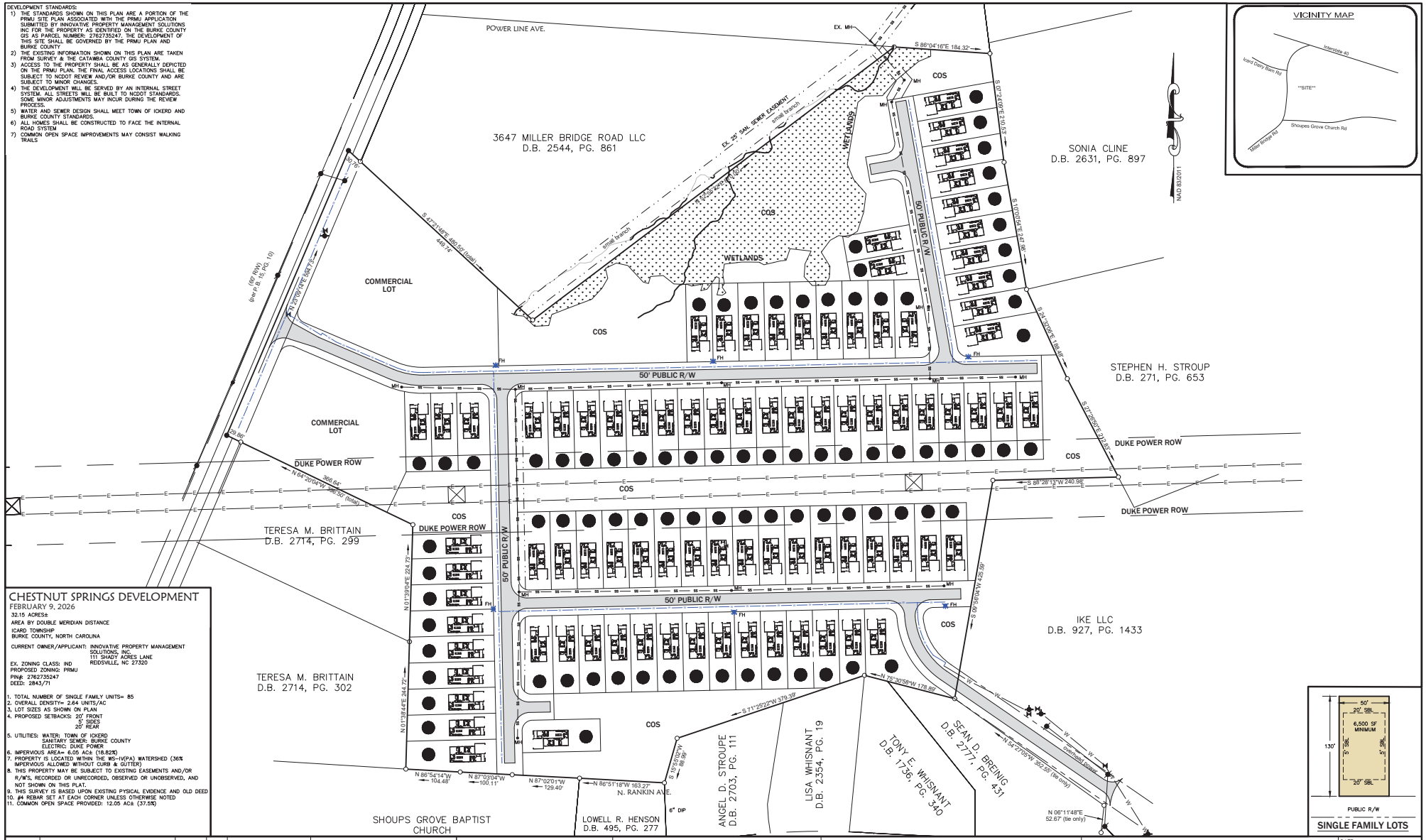


CHESTNUT SPRINGS DEVELOPMENT

FEBRUARY 9, 2026

32.15 ACRES±

AREA BY DOUBLE MERIDIAN DISTANCE

ICARD TOWNSHIP
BURKE COUNTY, NORTH CAROLINA

CURRENT OWNER/APPLICANT: INNOVATIVE PROPERTY MANAGEMENT SOLUTIONS, INC.
111 SHADY ACRES LANE
REIDSVILLE, NC 27320

EX. ZONING CLASS: IND
PROPOSED ZONING: PRMU

PIN#: 2762735247
DEED: 2843/71

1. TOTAL NUMBER OF SINGLE FAMILY UNITS= 85
2. OVERALL DENSITY= 2.64 UNITS/AC
3. LOT SIZES AS SHOWN ON PLAN
4. PROPOSED SETBACKS: 20' FRONT
   5' SIDES
   20' REAR
5. UTILITIES: WATER: TOWN OF ICKERD
   SANITARY SEWER: BURKE COUNTY
   ELECTRIC: DUKE POWER
6. IMPERVIOUS AREA= 6.05 AC± (18.82%)
7. PROPERTY IS LOCATED WITHIN THE WS-IV(PA) WATERSHED (36% IMPERVIOUS ALLOWED WITHOUT CURB & GUTTER)
8. THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.
9. THIS SURVEY IS BASED UPON EXISTING PYSICAL EVIDENCE AND OLD DEED
10. #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED
11. COMMON OPEN SPACE PROVIDED: 12.05 AC± (37.5%)

NO.	REVISIONS	DATE	BY

DESIGNED
DRAWN
CHECKED
PROJECT MANAGER

BAR SCALE 1"=80'
0 40 80 160

WRIGHT & ASSOCIATES
WRIGHT & ASSOCIATES ENGINEERS & SURVEYORS
LICENSE# C-4053
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

CHESTNUT SPRINGS

INNOVATIVE PROPERTY MANAGEMENT SOLUTIONS INC
111 SHADY ACRES LANE
REIDSVILLE, NC 27320

BURKE COUNTY NORTH CAROLINA

SITE PLAN

DATE: FEBRUARY 9, 2026
JOB NO.: 1011-009
DRAWING NO.:
SHEET C1